



To The Board of County Commissioners.

The town board took action at the March town board meeting, after Jacques Etchegoyhen's presentation on the county connectivity plan. In that presentation he identified all of the projects that have been in the master plan over the years. Many great projects are listed in the plan, but as you will learn in Jacques' presentation, imagination without implementation is procrastination. With the current state of the county in regards to funding the projects listed in the master plan, it would be advantageous for us to be able to tax ourselves to make these projects a reality. The projects identified, and recommended to the commissioners are the following:

1. South Lake Tahoe Highway 50 Bypass -
Tahoe businesses are supporting this, putting a considerable investment into this short stretch of South Lake Tahoe. There has been significant investment in a pathway from Lakeside to Round Hill. The pathway is successful and is planned to continue to North Lake. This project will be the catalyst to make Tahoe the destination it once was. We need to invest in Lake Tahoe by increasing room tax, because they benefit Douglas County as a whole.
2. Highway 395 Truck Route Bypass -
We need to plan now for the Highway 395 truck route bypass around our towns. The Valley Vision, created over a year ago, will be difficult to implement due to the 14,000 plus vehicles travelling the road every day. NDOT expects the truck traffic to double in the next five years, so trucks need to be rerouted around town, but we have not even started saving for such a project. With all that is going on in Northern Nevada I do not believe it will be even that long before truck traffic doubles. The Town of Gardnerville and County have started saving for projects within the Valley Vision Fund.
3. Gardnerville/Gardnerville Ranchos Multi-Modal Trail -
It is time for the largest population base to be connected to our downtowns. We need a multi-model trail from the Ranchos into town or to the community center. Centerville to Highway 395 is not the safest pedestrian and bicycle route into town due to the daytime traffic.

There were a couple of funding sources associated with these projects. The town board believes these projects need to be completed, but would like to point out that there is a lack of funding identified in the county budget for maintenance, as well as new construction. New funding sources need to be identified and set aside for purposes of completing projects within the plans that have been generated over the years.

Many funding sources were identified in Larry Werner's letter to the board last year. Three of these options are funding sources which the county commissioners have the authority to implement, namely, the \$0.05 cent gas tax, the 2.5 cent utility tax, and the sales tax. These would be a great start on creating funding to leverage additional funds so that these projects can get started within the next couple years. Other options could also be considered.

EXHIBIT (for identification only)
Filed 4-1-15
By JP
Deputy

We understand hearing the need for more tax is difficult. But the private sector has trusted us to implement the plans for which they have helped us pay. They made the first move toward accomplishing these plans by investing millions to refinish buildings in South Lake Tahoe, Minden and now Gardnerville. We need to follow that lead and further invest in our own communities to make these plans come to fruition.

The Gardnerville Town Board supports the proposed projects that were presented to the town board in March 2015, as well as the associated increase in county tax structure when those funds collected are used to accomplish these vital projects. We need to continue the work the commissioners started with the community center.

Thank you for your time and consideration,

Tom Dallaire

Tom Dallaire, P.E.

Gardnerville Town Manager.



April 2, 2015

Douglas County Board of Commissioners
1594 Esmeralda Avenue
Minden, NV 89423

Re: April 2, 2015 Meeting, Agenda Items 9 & 10

Dear Board Members,

We strongly support the Countywide Connectivity transportation projects, proposed priorities and funding plan as presented in agenda items 9 & 10.

Our company operates two businesses in Douglas County that would be positively impacted by these projects. They will improve safety to us and our customers and help expand our businesses. Some benefits we expect are as follows:

- **Quail Cottage Antiques** – This business is located at 1459 Highway 395 N, in Gardnerville. The parking entrance to our business is approximately 350 feet north of the intersection with Gilman Avenue and our sidewalk extends all the way to the curb. Trucks often travel within a yard of our curb creating a risky condition to us and our customers, especially during the winter when the sidewalk is icy. I have at times while clearing the snow/ice from in front of the store slipped and nearly fallen into the traffic lane. Entering and exiting the parking lots is dangerous, because although the posted speed limit is 25 mph, most vehicles are traveling 30 mph or more. The constant noise from the trucks makes it difficult to talk with customers, impeding our business and impacting customers. Finally, the dust and debris especially from the trucks, is stirred up and blown into the shop making cleaning the inside and outside a daily chore.
- **Jacobs Family Berry Farm** – This business is located at 1335 Centerville Lane, in Gardnerville. We have daily visits from our berry customers purchasing fresh berries during the summer and berry products year around. We also have weddings and events at this location. We support road improvements between the Ranchos and Gardnerville along Centerville Lane that would allow bicyclists to visit our property to enjoy the ambiance and our berries. We also are advocating more farms in Douglas County to someday provide a destination for visitors to come to our beautiful valley, visit the farms, and take away not only fresh produce, but an enjoyable experience.

We have made significant investments to our property preserving some of the history of this valley and sharing it with the community. Our customers often say how much they enjoy what we have done by providing a venue for events, a place to purchase fresh berries, and a beautiful antique store.

We encourage you to support this plan that we believe will further improve our wonderful valley at a modest cost. We believe the returns to our businesses and community more than justifies the investment that must be made now.

Sincerely,



Jack & Diana Jacobs
1335 Centerville Lane
Gardnerville, NV 89410
775-782-3023

EXHIBIT (for identification only)
Filed 4-2-15
By [Signature]
Deputy

Countywide Connectivity Funding Sources

Type	Uses	Not Eligible	Potential Annual Revenue
Utility Operator Fee	All Countywide Connectivity projects		\$ 1.6 million
0.25% Sales Tax	Streets & highway construction and maintenance; pedestrian amenities (including trails)	Transit; parking studies; underground utilities	\$ 1.5 million
Gas Tax	Streets & highway construction and maintenance	Trails and transit; parking studies; underground utilities	\$ 900,000

ORDINANCE NUMBER 2015-1434

SUMMARY

ORDINANCE NUMBER 2015-1434 AMENDING DOUGLAS COUNTY CODE TITLE 18: APPENDIX C, PURSUANT TO SECTION 18.06.020 AND AMENDING THE GARDNERVILLE TOWN BOUNDARY BY ANNEXING THREE SEPARATE AREAS, TOTALING APPROXIMATELY 2.632 ACRES WITHIN THE MINDEN/GARDNERVILLE COMMUNITY PLAN. THE REQUEST INCLUDES ALL OF APN 1220-10-501-002, AND A PORTION OF APN 1220-10-501-004 LOCATED AT THE NORTHEASTERLY TERMINUS OF VIRGINIA RANCH ROAD, AND A PORTION OF THE PUBLIC RIGHT OF WAY ON MULLER PARKWAY, APPROXIMATELY 420 FEET EAST OF VIRGINIA RANCH ROAD AND PROVIDING FOR OTHER PROPERLY RELATED MATTERS.

TITLE

ORDINANCE NUMBER 2015-1434 AMENDING DOUGLAS COUNTY CODE TITLE 18: APPENDIX C, PURSUANT TO SECTION 18.06.020 AND AMENDING THE GARDNERVILLE TOWN BOUNDARY BY ANNEXING THREE SEPARATE AREAS, TOTALING APPROXIMATELY 2.632 ACRES WITHIN THE MINDEN/GARDNERVILLE COMMUNITY PLAN. THE REQUEST INCLUDES ALL OF APN 1220-10-501-002, AND A PORTION OF APN 1220-10-501-004 LOCATED AT THE NORTHEASTERLY TERMINUS OF VIRGINIA RANCH ROAD, AND A PORTION OF THE PUBLIC RIGHT OF WAY ON MULLER PARKWAY, APPROXIMATELY 420 FEET EAST OF VIRGINIA RANCH ROAD AND PROVIDING FOR OTHER PROPERLY RELATED MATTERS.

PREAMBLE: Areas that are adjacent or contiguous to an incorporated Town having a population less than 25,000 that require substantially all the services of the Town may be annexed by the unincorporated town by an ordinance adopted by the Board of County Commissioners pursuant to NRS 269.650 and Douglas County Code, Chapter 18 *Town Annexation and Service Districts*.

The Board of County Commissioners of the County of Douglas of the State of Nevada, does ordain as follows:

SECTION I: The boundary of the Town of Gardnerville is amended pursuant to NRS 269.650 and Douglas County Code, Chapter 18 *Town Annexation and Service Districts*.

SECTION II: This ordinance shall be in full force and effect upon the filing of the boundary map with the Office of the County Recorder, as set forth in the legal description in Title 18, Appendix C *Gardnerville Town Boundary*, as shown and described in Exhibit A of this ordinance.

PROPOSED on _____, 2015
PROPOSED by Commissioner _____
PASSED on _____, 2015

VOTE: AYES: Commissioners _____

NAYS: Commissioners _____

Absent: _____

Doug N. Johnson, Chairman
Douglas County
Board of Commissioners

ATTEST:

Kathy Lewis, Clerk-Treasurer

This ordinance shall be effective on _____.

Douglas County Board of Commissioners April 2, 2015

Development Application 15-012
Annexation for the Town of Gardnerville



EXHIBIT (for identification only)
Hem#11 Staff
Filed 4/2/15
By [Signature]
Deputy

Annexation

- For possible action. Discussion on the adoption of Ordinance Number 2015-1434 amending Douglas County Code Title 18: Appendix C, pursuant to Section 18.06.020 and amending the Gardnerville Town Boundary by annexing three separate areas, totaling approximately 2.632 acres within the Minden/Gardnerville Community Plan, as requested by the Town of Gardnerville. The request includes all of APN 1220-10-501-002, and a portion of APN 1220-10-501-004 located at the northeasterly terminus of Virginia Ranch Road, and a portion of the public right of way on Muller Parkway, approximately 420 feet east of Virginia Ranch Road. The subject properties are located in the CF (Community Facilities), A-19 (Agricultural, 19 acre minimum parcel size) zoning districts, and public right of way (first reading).



Background

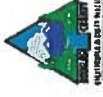
The proposed annexation will incorporate approximately 2.632 acres of land, on three separate parcels, into the Town of Gardnerville. The parcels are all owned by the Gardnerville Water Company.

All parcels are located within the Minden/Gardnerville Community Plan and the Urban Service Area designated by the County's Master Plan. There are no proposed changes or increases in service levels resulting from the project.

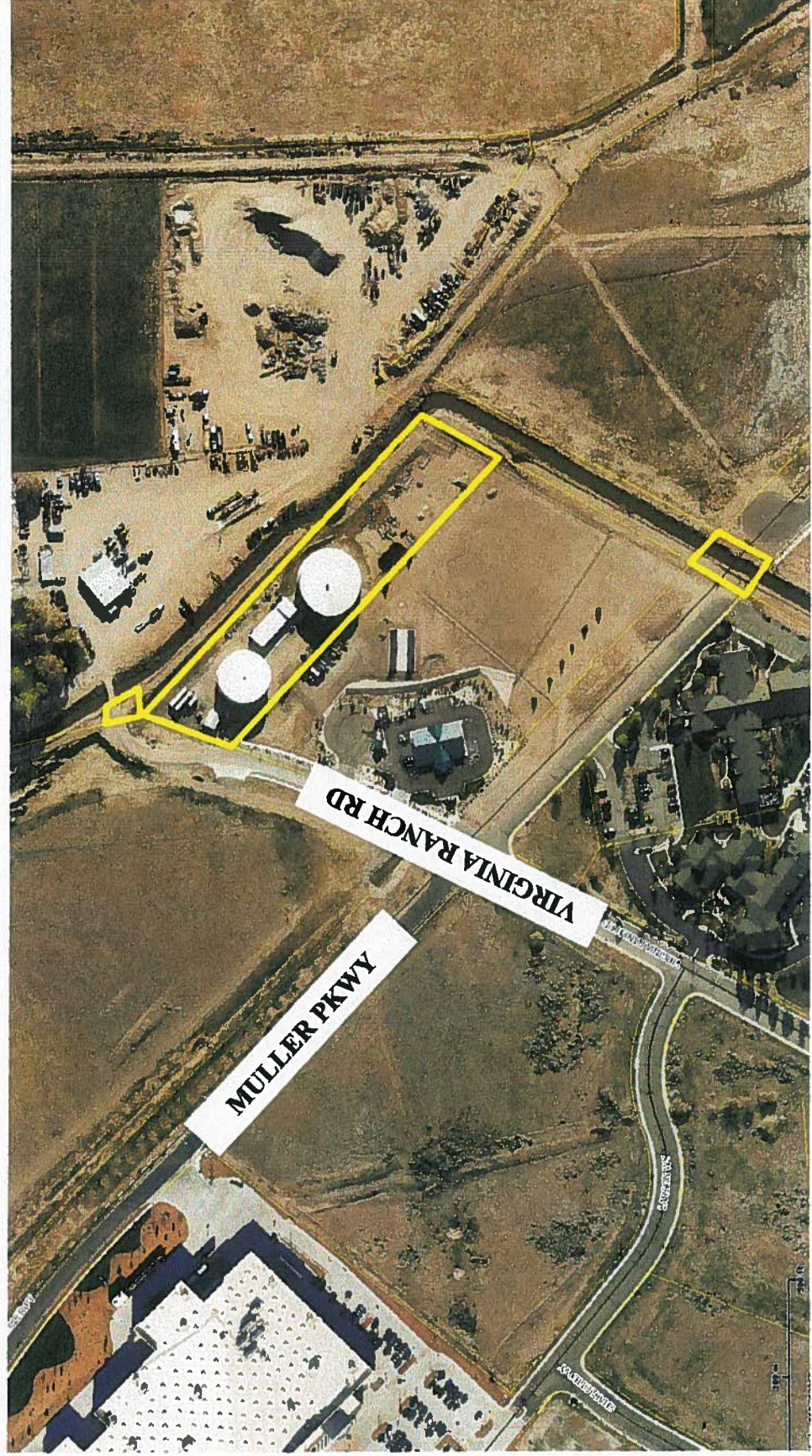


Town of Gardnerville Actions

- September 25, 2014 – Accepted request from Gardnerville Water Company for annexation of three parcels
- October 7, 2014 – Gardnerville Town Board approved the annexation request and subsequent submittal to Douglas County
- February 3, 2015 – Submitted application for Annexation to Douglas County



Aerial View





Justification for Annexation

- All three of the properties in question are owned by the Gardnerville Water Company.
- The purpose for the annexation of a portion of APN 1220-10-501-004 is to clarify where the town boundary ends and to determine the responsibility for maintenance up to the return of Virginia Ranch Road.
- Parcel number 1220-10-501-002 contains existing water tanks owned and operated by the Gardnerville Water Company. This parcel was never annexed into the town and doing so establishes the cutoff line for future maintenance of Virginia Ranch Road.
- A small portion of public right-of-way located in Muller Parkway, approximately 420 feet east of Virginia Ranch Road was never annexed into the town. Doing so would fill a “donut hole” in the legal description of the Town boundaries.
- No change of zoning or master plan is proposed, nor will there be any expansion of existing services.



Recommendation

- Introduce Ordinance Number 2015-1434 (ref. DA 15-012), requested by the Town of Gardnerville, to annex 2.632 acres into the Town of Gardnerville, based on the findings and conclusions in the staff report and recommendations by the Gardnerville Town Board.

Douglas County
Board of Commissioners
April 2, 2015

Landscape Maintenance
Assessment District



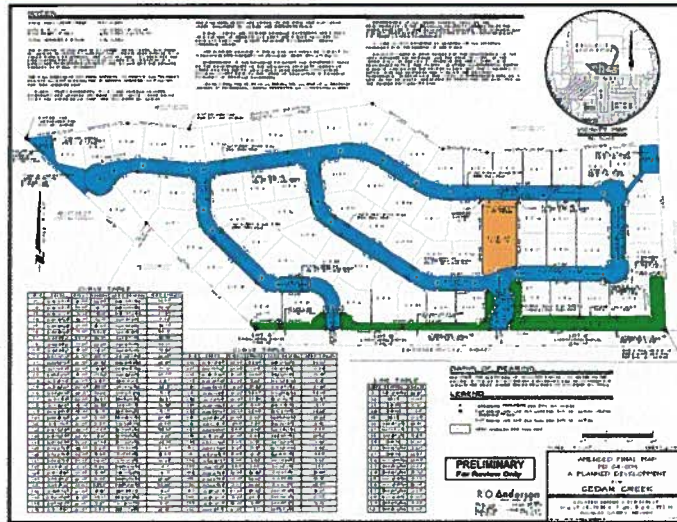
Request

A request for creation of a Landscape Maintenance Assessment District (LMAD) LMD 14-001 for Lagunak, Inc. to designate three lots (31,103 square feet in area) and a wall along Dresslerville Road at the entrance to the Cedar Creek Subdivision a LMAD (APNs 1220-09-710-001, 1220-09-710-039, and 1220-09-710-033).

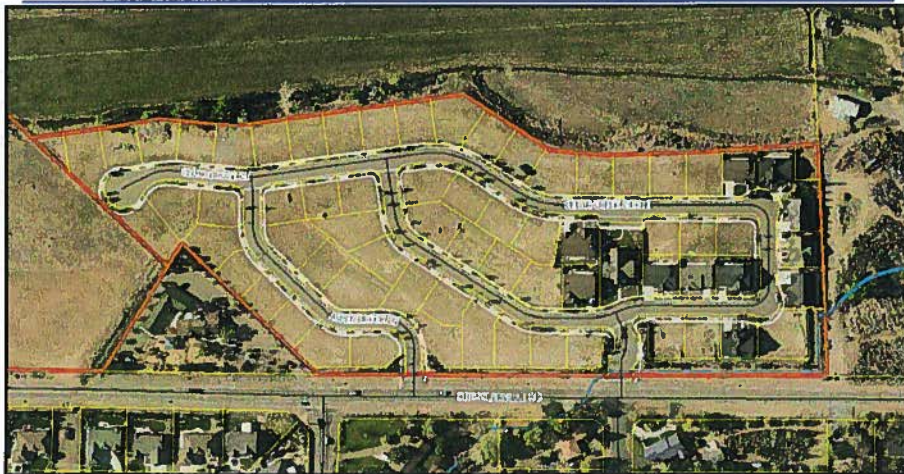


EXHIBIT (for identification only)
FILED #19 547
Filed 4/2/15
By CP
Deputy

Site Plan



Aerial

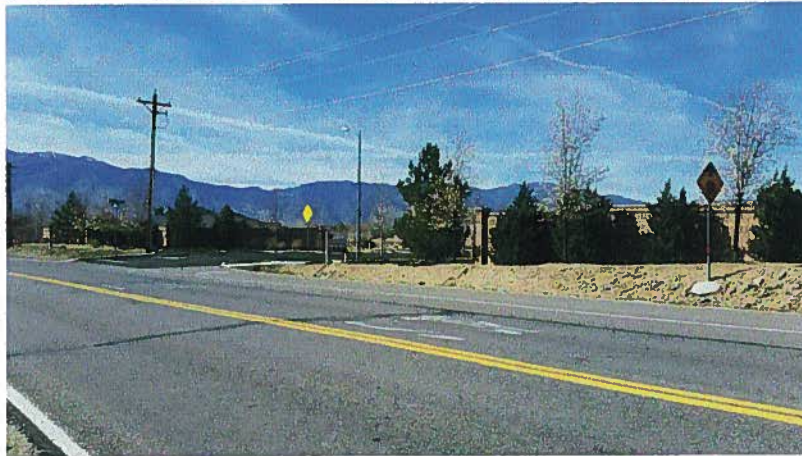


Statement of Purpose

20.470.010 Purpose.

The purpose of this chapter is to allow an applicant, who is creating a residential subdivision, to petition the county, instead of creating a common-interest community association, to assume the maintenance of perimeter landscaping, public lighting, security walls, or trails, parks, and open spaces **which provide a substantial public benefit or which are required by the county for the primary use of the public.** This chapter is enacted pursuant to NRS 278.478 to NRS 278.4787 and uses the definitions in those sections. (Ord. 1066, 2004)

Photos



Findings

- A. The improvements are designed and are or will be constructed to the standards of the county and are or will be in acceptable condition for the county to maintain;
- B. The county has the ability to perform the maintenance for the district and cumulatively, for other districts, and that the maintenance does not cause and unreasonable administrative or financial burden on the county;
- C. There is funding, if needed, for the public benefit portion of the proposed improvements;
- D. A majority of the owners agree to the assessment;
- E. The proposed improvements are compatible with the character of the area of the county and the proposed costs of the assessment are commensurate with the cost of the house in the subdivision;
- F. Any other factors the board finds relevant to the application;

Gardnerville Ranchos General Improvement District

February 12, 2015

District board members considered accepting maintenance responsibilities of a Landscape Maintenance Assessment District, and voted 3-0 with 2 absent not to maintain the LMAD should it be formed.

Recommendation

Recommend denial of the creation of the requested LMAD for Lagunak, Inc. based on the inability to make the required findings identified in Section 20.470.050 of the Douglas County Code, specifically finding B regarding the County's ability to perform the maintenance, and find F regarding a lack of public benefit.

